



Order Filed on December 10, 2019
by Clerk
U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)
MILSTEAD & ASSOCIATES, LLC

By: Andrew M. Lubin

Atty. ID: AL0814

1 E. Stow Road

Marlton, NJ 08053

(856) 482-1400

File No.: 225290-10

Attorneys for Movant: Select Portfolio Servicing,
Inc. as servicing agent for Towd Point Mortgage
Trust 2017-FRE2, U.S. Bank National
Association, as Indenture Trustee

In Re:

Damiano M. Consilvio, Sr. aka Damiano M.
Consilvio and Danielle C. Consilvio aka Daniela
C. Consilvio

Case No.: 18-19074-ABA
Chapter 13

Hearing Date: December 10, 2019
Time: 10:00 a.m.

Judge: Andrew B. Altenburg, Jr.

Recommended Local Form:



Followed




Modified

ORDER VACATING STAY

The relief set forth on the following page, is hereby **ORDERED**

DATED: December 10, 2019



Honorable Andrew B. Altenburg, Jr.
United States Bankruptcy Court

Upon the motion of Select Portfolio Servicing, Inc. as servicing agent for Towd Point Mortgage Trust 2017-FRE2, U.S. Bank National Association, as Indenture Trustee under Bankruptcy Code section 362(a) for relief from the automatic stay as to certain property as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to permit the Movant to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue the Movant's rights in the following:

☒ Real property more fully described as:

106 Landing Drive, Deptford, NJ 08096

It is further ORDERED that Secured Creditor, its successors or assignees, may proceed with its rights and remedies under the terms of the subject mortgage and pursue its state court remedies including, but not limited to, taking the property to sheriff's sale, in addition to potentially pursuing other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the property at sheriff's sale (purchaser's assignee) may take any legal action for enforcement of its right to possession of the property.

It is further ORDERED that Secured Creditor may join the Debtor(s) and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other Chapter of the Bankruptcy Code.

Secured Creditor shall serve this Order on the Debtor(s), any trustee, and any other party who entered an appearance on the motion.

Certificate of Notice Page 3 of 3

United States Bankruptcy Court
District of New JerseyIn re:
Damiano M. Consilvio, Sr.
Danielle C. Consilvio
DebtorsCase No. 18-19074-ABA
Chapter 13**CERTIFICATE OF NOTICE**

District/off: 0312-1

User: admin
Form ID: pdf903Page 1 of 1
Total Noticed: 2

Date Rcvd: Dec 10, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 12, 2019.

db/jdb +Damiano M. Consilvio, Sr., Danielle C. Consilvio, 106 Landing Drive,
Deptford, NJ 08096-6845
aty +Paul Sochanchak, 1040 N. Kings Highway #305, Cherry Hill, NJ 08034-1925Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Dec 12, 2019

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 10, 2019 at the address(es) listed below:

Andrew M. Lubin on behalf of Creditor Select Portfolio Servicing, Inc. as servicing agent for
Towd Point Mortgage Trust 2017-FRE2 bkecf@milsteadlaw.com, alubin@milsteadlaw.com
Andrew M. Lubin on behalf of Creditor Towd Point Mortgage Trust 2017-FRE2, U.S. Bank National
Association, as Indenture Trustee bkecf@milsteadlaw.com, alubin@milsteadlaw.com
Denise E. Carlson on behalf of Creditor Toyota Motor Credit Corporation
dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Harold N. Kaplan on behalf of Creditor FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE")
hkaplan@rasnj.com, informationathnk@aol.com
Isabel C. Balboa ecfmail@standingtrustee.com, summarymail@standingtrustee.com
Isabel C. Balboa on behalf of Trustee Isabel C. Balboa ecfmail@standingtrustee.com,
summarymail@standingtrustee.com
Jennifer R. Gorchow on behalf of Trustee Isabel C. Balboa jgorchow@standingtrustee.com
Kevin Gordon McDonald on behalf of Creditor Toyota Motor Credit Corporation
kmcDonald@kmlawgroup.com, bkgroup@kmlawgroup.com
Laura M. Egerman on behalf of Creditor FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE")
bkyecf@rasflaw.com, bkyecf@rasflaw.com; legerman@rasnj.com
Nona Ostrove on behalf of Creditor Locust Grove Common Facilities Association, Inc.
nostrove@ostrovelaw.com
Rex J. Roldan on behalf of Joint Debtor Danielle C. Consilvio roldanlaw@comcast.net,
roldanlaw1@gmail.com
Rex J. Roldan on behalf of Debtor Damiano M. Consilvio, Sr. roldanlaw@comcast.net,
roldanlaw1@gmail.com
Sindi Mncina on behalf of Creditor Federal National Mortgage Association (Fannie Mae)
smncina@rascrane.com
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 14